

Minutes
West Tisbury Space Needs Committee
February 26, 2007

Present: Chuck Hodgkinson, Sue Hruby, Bea Phear, Bob Schwartz, Joe Eldredge, Kent Healy, Hermine Hull, Les Cutler and guests Anna Edey and Glenn Hearn

Chuck opened the meeting at 8:00 AM at the Howes House.

Minutes

The minutes of the meetings of February 5, 2007, February 12, 2007 and February 20, 2007 were approved as corrected and distributed.

Public Forum

Committee members reported receiving very positive feedback. Les said the people he talked with thought the price gap between renovation and new construction was within the tolerance level and the financing projections were found to be compelling. We must recognize that the people who attended are largely the same as came in December and as answered the survey.

Kent pointed out we have not asked what can be done for \$2 million. He felt we should bring it up to code, but don't necessarily have to spend \$5 million. We could put in a full basement and drop the building for accessibility. He distributed copies of the Architectural Access Board 521CMR.

Chuck reported that Pete told him to add 5% for "greenest". Chuck will go to the Cape Light Compact seminar tomorrow for more information on green building issues and possible grant sources.

Animal Shelter

Bea suggested that the Selectmen work with other towns or the county for an Island-wide animal shelter within eight years. Glenn said it was a low priority, that Edgartown's facility is fairly new, and Tisbury wants to upgrade. Kent thought transporting island-wide might be a problem. Les moved to recommend the selectmen work with other towns now to start the discussion on a long-term regional solution. Voted unanimously.

Library

Hermine said it is very unlikely there will be state money, as the library we want is too small for our population by their standards. She will recheck that they used the MVC projection of 4,159 people at build-out. Bea and Sue urged more creative programming with other departments (Park & Rec, school, and CoA) and more use of volunteers if the librarians can't be in two places at one time. It is also possible the old library can be used for programs, after the town hall is complete.

Joe suggested expanding the summer capacity through an outside deck, as in Aquinnah, which could qualify for CPC recreation funds. He also offered to help look at the current space for possible reorganizing.

Les moved to accept the cost and timing (approximately \$4.4 million and year 2016) in the financial projections, assuming the library friends raise the balance. Voted 7-1, with Hermine dissenting.

Police Station

Les moved that we recommend a new police station on slab at the public safety site, on the financing schedule that was presented (approximately \$2.0-2.2 million in year 2015). This would have the police come before the library, on the basis that it is a more urgent need and that the financing fits better. Bea suggested delaying it one more year to avoid the spike in bonding. This will be re-evaluated as to priority and timing at the time. Voted.

Highway Garage

Chuck will talk with Richie Olsen to see if the Old Courthouse Road fire station would be suitable. He will also talk with Bruce Keep, suggesting that beach stickers can be sold elsewhere (tennis court, town hall, through the internet). If those conversations are satisfactory, we will recommend that use. (No vote taken.)

Community Center

We will recommend no community center, on the basis that no need has been demonstrated and there is no plan. We will recommend use of current resources and coordination with other departments on programming. It was noted that school classroom space and the new YMCA are both expected within five years. (No vote taken.)

It is recommended that a small committee look at the old police station for possible reuse at a later date.

Town Hall

Chuck asked the committee to separate out the site question from the renovate vs. new building question. Les said a lot of people don't care about the location, just cost, but he believes Pete's numbers don't add up and the renovation should be less expensive.

Les said that the accuracy and validity of the financing projections were critical and essential. Only Chuck and Kathy know the actual numbers or the process used to develop the projections so it was very important that they verify for themselves, the committee and the town that the projections are accurate, solid and will not change if the town votes positively based on their financing projections. He also suggested we get an appraisal of the building for possible sale, so we can be comparing true bottom line numbers.

Joe and Kent agreed that renovation estimates were probably too high.

Kent said the location didn't make a difference, but transportation was the biggest energy user, and the town should encourage people not to go to town hall but do more on line, such as building permit applications.

Joe said he does not like the developing strip at North Tisbury, which has hidden social and traffic costs.

Sue said she like the town hall in the current location. It has historic and cultural values to the entire island.

Chuck said site development is better at the current site.

Hermine moved that we recommend the site to be the current site. Voted unanimously.

Anna read her revised letter, saying she wanted to discuss the space needs. She recommended that there be an independent new wing which she said the Historic Commission did not oppose, that the second and first floors be "maintained" with roof repair and painting and that current electric was adequate, since most functions would be in the new wing. She estimates the total cost of maintenance as \$100,000, of renovation as \$66,000 and the new wing as \$2 million for a total of about \$2.2 million. She does not include new windows or an elevator in her suggestion. Les said we need to know the actual costs, and she could go over Pete's itemized list and pick out what she would need. Glenn said Anna's proposal was out of line, that there was need for new wiring, heat/air and handicap access. Joe said this was an issue for the building committee.

Joe distributed HVAC for a beginning discussion of how we could charge the building committee and bring the costs down. He wants to get local people to challenge some of the assumptions.

Les said he focused on the difference between the options and Pete's earlier Durland estimate. The Durland downsized estimate was \$3.6, if add inflation and the higher island factor, you still get only \$4.45. He wants to ask Pete if the Durland numbers were right. He feels it will influence the bids the town gets, on the principle that bids come in at the level deemed acceptable. Les will e-mail Pete.

The town hall discussion will be continued at the March 5 meeting.

The meeting adjourned at 9:30 AM

Respectfully submitted,
Beatrice Phear
Approved March 26, 2007